

**Municipal Review Committee
Planning & Zoning Conference Room**

**October 18, 2004
7:00 p.m.**

Municipal Review Committee Meeting Minutes of October 18, 2004

Attendance:

Phil Sgamma, Chairman	Lou Depowski, MRC Member
Matt Balling, MRC Member	John Moulin, MRC Member
Rich McNamara, MRC Member	Dan Michnik, MRC Member (7:30 p.m.)
Jim Callahan	Jim Hartz
Jeff Grenzebach, Planning Board Liaison	Sean Hopkins
Phil Silvestri	Calvin Caruso
Bill Schutt	

Meeting Minutes of September 13, 2004

ACTION: Motion by John Moulin, seconded by Lou Depowski, to accept the minutes of the September 13, 2004 meeting as official.

VOTING: Ayes: Sgamma, Balling, McNamara, Depowski, Moulin.
Absent: Shear, Michnik **MOTION PASSED**

Agenda Item I - Bubble Boy Car Wash - 6705 Transit Road

Sean Hopkins was present to discuss the recent changes proposed by the applicant. He said that NYSDOT has been contacted regarding the traffic impacts and they are currently reviewing the site plan and should have something in writing very soon. There are no plans currently to retail any merchandise from the site. It will only be a car wash facility. If this plan moves forward, there will be 75% or more greenspace. This project is an Unlisted Action under SEQRA and the board does not have to coordinate review and may make a recommendation on the project.

Phil Silvestri said that the newer site plan shows one curb cut instead of two and allows for better queuing.

Phil Sgamma said that they have sent you back to the Planning Board to get an idea of which plan would be more acceptable before you spent money on a traffic study on the first design.

Matt Balling said that the traffic issues have nothing to do with the curb cut or volume. The concern is with the turning lanes for all the different access drives along that stretch of Transit Road. The restrictive striping in front of this site is very bothersome. The board needs to see how things are going to be changed on the highway to minimize the impacts.

Rich McNamara said that there are so many things happening in that area of Transit Road with lane reductions, access drives, and turning lanes that we are going to need more information.

ACTION: Motion by Matt Balling, seconded by John Moulin, to rescind the previously issued motion to recommend a positive declaration by the board at their last meeting, based upon the revisions submitted by the applicant.

VOTING: Ayes: Sgamma, Balling, McNamara, Depowski, Moulin.
Absent: Shear, Michnik **MOTION PASSED**

ACTION(2): Motion by Matt Balling, seconded by Rich McNamara, that the board table this project until we receive information on the traffic impacts from the NYSDOT Planning Department.

VOTING(2): Ayes: Sgamma, Balling, McNamara, Depowski, Moulin.
Absent: Shear, Michnik **MOTION PASSED**

Agenda Item II- Bevilacqua Medical Office Park - 6475 Transit Road

Bill Schutt presented the project to the board and gave a brief history of the project site. There was a previously issued negative declaration on a mixed-use project proposed in 1996. The site was also used as a contractor's staging area for the NYSDOT Transit Road reconstruction project. There are no archeological or wetland issues with the property. There is sewer service available to the site, according to Erie County Sewer District #5.

ACTION: Motion by Lou Depowski, seconded by Dan Michnik, that the board recommends that the Town Board issue a negative declaration on this proposed action based on the EAF parts I and II as well as agency comments, archeological and wetland studies conducted for a previously submitted project.

VOTING: Ayes: Sgamma, Balling, McNamara, Depowski, Moulin, Michnik.
Absent: Shear **MOTION PASSED**

Agenda Item III – Cingular Telecommunications Tower - 7377 Transit Road

The Cingular representatives are currently applying for a zoning variance to see if this site will be acceptable. This may not come back to the board, but the Town should seek Lead Agency in the event it does.

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ACTION: Motion by Matt Balling, seconded by John Moulin, that the board recommend that the Town Board seek lead agency on this proposed unlisted action.

VOTING: Ayes: Sgamma, Balling, McNamara, Depowski, Moulin, Michnik
Absent: Shear MOTION PASSED

Agenda Item IV- MRC Bylaws

ACTION: Motion by Phil Sgamma, seconded by Rich McNamara, that the board recommend that the Town Board adopt the bylaws with the minor corrections suggested at this meeting.

VOTING: Ayes: Sgamma, Balling, McNamara, Depowski, Moulin, Michnik
Absent: Shear MOTION PASSED

Meeting Adjourned at 8:05 p.m.

The next meeting has been scheduled for November 15th at 7:00 p.m. with a 6:30 p.m. Work Session in the Planning and Zoning Conference Room.